

7 FEB 1977

MEMORANDUM FOR: Director of Logistics

STATINTL

FROM :
OL Project SAFE Coordinator

VIA : Chief, Headquarters Engineering Branch, RECD/OL

VIA : Chief, Real Estate and Construction Division, OL

SUBJECT : Project SAFE - Cash Flow for FY-77 and FY-78

1. The attached cash flow analysis for Project SAFE, reflects a Branch consensus on the best utilization of the established funding (FY-77, \$1,000,000 and FY-78, \$2,500,000). Almost the entire cash flow is dictated by three factors:

a. The aforementioned funding sequence established by ODP management (Project SAFE).

b. The technical benefit to be gained by installation of the SAFE 2500 kW generator (third unit) in the same time frame as the ODP 2500 kW generator (second unit). That is, preparing site work and installation of switchgear and controls systems in the same period has advantages of scale as well as minimizing the amount of disruption to the Headquarters power system. This decision commits \$500,000 of FY-77 funding.

c. The anticipated schedule for A&E services and construction contract turn-arounds to which GSA must be committed to meet the 1 July 1978 completion date.

2. Referring to the cash flow sheet, the obligations by month for site preparations are based on presumed schedules for the Architect-Engineer contract which GSA will be awarding in April-May 1977. The alphabetical annotations on the attached cash flow sheet correspond to the following explanations:

a. Work Authorization 77-0856 to GSA preliminary obligation \$50,000 to establish project for A&E services for Project SAFE.

OL 7 0567

SUBJECT: Project SAFE - Cash Flow FY-77 and FY-78

b. Work Authorization 77-0856-1 to GSA for \$150,000 amending preliminary funding to reflect the GSA firm fixed price (FFP) for A&E services including GSA fees and charges. Estimated cost:

\$3,500,000	Total Installation
- 1,000,000	Less Agency Government
	Furnished Equipment (GFE)
2,500,000	Construction
x .08	6% A&E Fee + 2% GSA Fee
\$ 200,000	Total a + b

This authorization permits GSA to initiate the formal solicitation, advertisement, and award of contract for A&E services in April-May 1977.

c. Work Authorization to GSA amending installation of ODP 2500 kW generator (second unit) to include installation of SAFE 2500 kW generator (third unit). Ongoing design by the Agency A&E should be complete in March 1978, allowing 2 additional months for GSA to review plans and specifications, revise their FFP for installation of two GFE 2500 kW generators at the CIA Powerplant and the Agency to issue the amendment. This commitment of 50 percent of the available FY-77 funds is necessary to ensure minimum power system disruption during construction and integration into the Agency electrical power system. Additionally, savings are to be derived from "economies of scale" by installing two generators in the same time period rather than two in series separated by 1 year or more.

d. Work Authorization to GSA to establish the construction project for SAFE facilities obligating remaining FY-77 funds as preliminary funding. Note: Separate work authorizations will be issued to cover the electrical expansion of C Vault (fundamental in supporting SAFE), and the aforementioned installation of the SAFE 2500 kW generator. All other SAFE related major site work: the two-phased 20,000 sq. ft. of environmentally-controlled computer center, 60 Hz and 415 Hz site preparation (3,000 sq. ft.), expansion of the house low voltage electrical distribution system, expansion of the house chilled water system, and the electrical distribution system connecting C Vault and the 60 and 415 Hz UPS systems to the SAFE center will be constructed through a single master construction contract.

SUBJECT: Project SAFE - Cash Flow FY-77 and FY-78

e., f., and g. Combined Work Authorization in the amount of \$665,000 (estimated amount); actual cost to reflect the GSA developed FFP based on the A&E plans and specifications (e. supplemental \$465,000 to provide \$750,000 for the initial phase of 10,000 sq. ft. of SAFE computer center; f. \$115,000 for 60 Hz UPS site preparation; and g. \$85,000 for 415 Hz UPS site preparation). These three fundings shown separately to reflect individual cost of subsystem utilities. The 60 and 415 Hz UPS systems may be colocated in the same site. This work authorization to be issued as soon as possible after 1 October (FY-78) availability of funds to give GSA 3 months to solicit, advertise, and award a construction contract by 1 January 1978. This allows 6 months of construction to meet the 1 July 1978 target date (presumes availability of vacated space for computer center and UPS sites by 1 January 1978).

h. and i. Separate Agency procurements of 60 Hz UPS (\$400,000) and 415 Hz UPS (\$200,000) hardware and installation. It is anticipated that RFP's will be issued on 1 June 1977 (120 days before FY-78) based on HEB/RECD/OL developed system specifications. Agency contracts for procurement to be issued as soon as possible after the availability of FY-78 funding and will specify 6-month delivery.

j. Award of Agency procurement contract (\$400,000) for SAFE 2500 kW generator (third unit). Physical installation of the SAFE generator will not take place simultaneously with the ODP generator. Rather, the site preparation, installation of switch-gear, and generator control systems for both generators will be concurrent with the installation of the ODP generator. This will permit the SAFE generator to be rigged into place upon its arrival with minimum disturbance to the Agency electrical power distribution system.

k. Agency procurement contract for HVAC air handling and mechanical equipment (\$85,000) to be GFE to SAFE construction contractor.

l. Work authorization to GSA with remaining SAFE facilities funds (\$550,000 - excluding m) to amend construction contract for second increment of 10,000 sq. ft. of environmentally-controlled computer and supporting office space. Actual cost to be GSA FFP for the remaining actual required space based on the completed system engineering.

SUBJECT: Project SAFE - Cash Flow for FY-77 and FY-78

m. Work authorization to GSA (\$200,000) for modification of the Headquarters Building to accept the installation of the SAFE Data Grid (turn-key contract funded and administered by SPS/ODP).

3. This action plan is based on the paragraph 1 premises and reflects the expenditure of \$3,500,000 in FY-77 and FY-78 to provide the SAFE computer center and supporting utilities. NOT INCLUDED are provision for:

a. Acquisition and preparation of new additional Agency space outside of the Headquarters Building.

b. Secondary move sequences necessary to make 20,000 sq. ft. for the SAFE computer center available in the required location.

c. Modification and alterations to SAFE computer terminal user areas (analyst stations) within the Headquarters or other Metropolitan Washington area Agency buildings. Note: The low voltage electrical distribution risers on the north side of the Headquarters Building from C and D Electrical Vaults will be expanded to the individual floor electrical closets to support user areas; however, local dedicated power runs are by others.

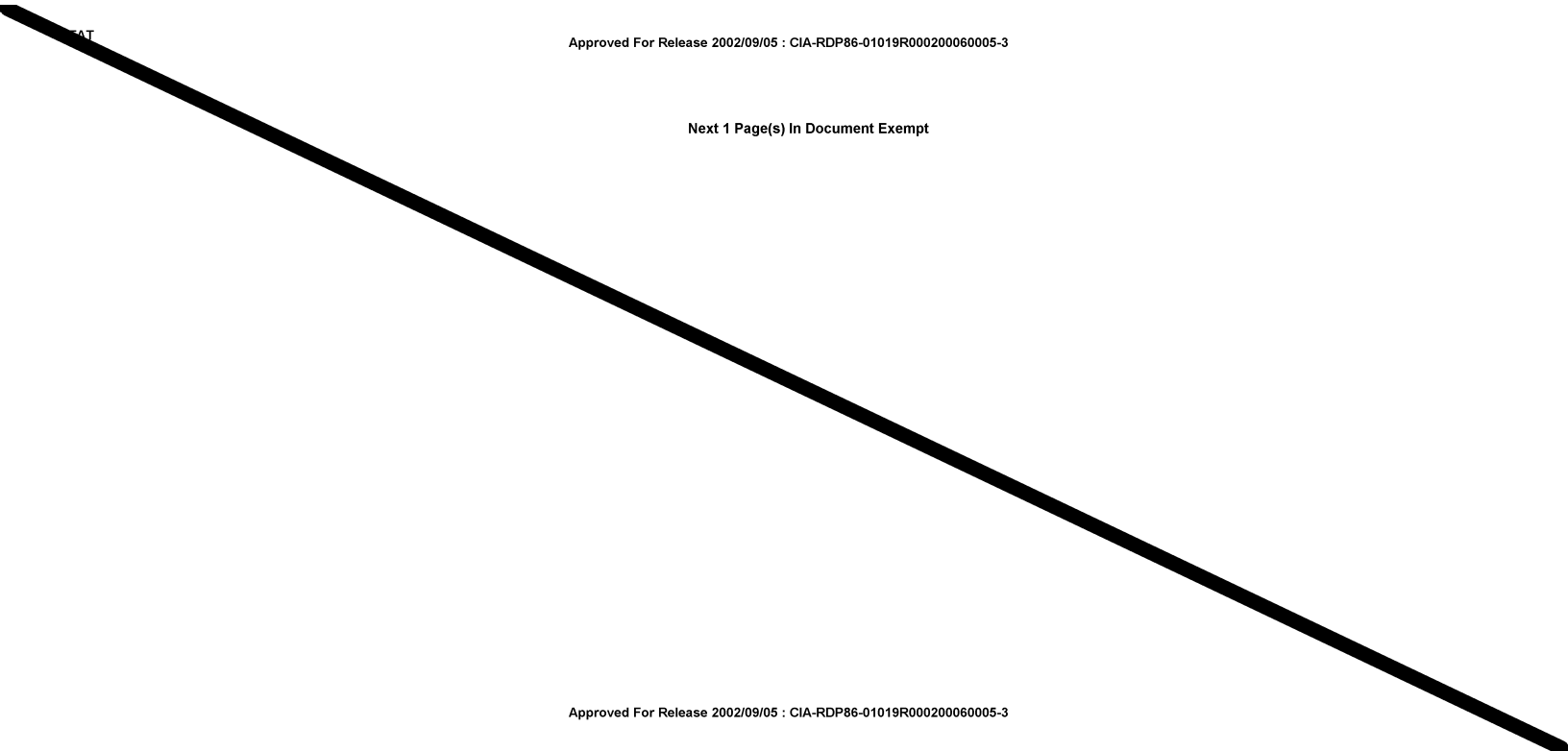
The stated figures are total cost figures (including GSA fees, charges, and contingencies) based on similar recent construction contracts or engineering judgments. As such, individual amounts may somewhat vary when actually contracted, but the total funding is representative.

4. Further information and discussion will be provided as requested.

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Next 1 Page(s) In Document Exempt

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